



VII. Draft Master Plan

Illustrative Plan

The objective of the illustrative site plan is to give a sense of how the plan will be constructed over time, an idea of the main features that describe the plan, and how the plan relates to the adjacent context. The illustrative plan also reveals the character of the site, such as public spaces and parks, tree-lined streets and the size of proposed buildings. It identifies sites for buildings and locations where public amenities, such as parks and open spaces will be constructed.

The plan illustrated here features:

- An extended street grid from the Hill East neighborhood
- A mix of health-care, residential, municipal and institutional uses.
- A great public park ("the Meadow"); a monumental overlook and series of pedestrian paths along the waterfront; a public mixed-use square at the Metro station at 19th Street; and a new public park as a center for the new neighborhood.

This version of the Draft Master Plan shows a maximum build-out and includes 3.2 million gsf for health care uses, clinics and offices, approximately 800 residential dwelling units and 35,200 gsf for retail construction. It approximately doubles the current amount of gross square feet built on the site. Future planning and building design will determine the actual amount of space to be constructed on the site.

